

## **EXHIBIT B**



## SingleSourceExterior BPO

<b>Property Address:</b>	15423 Roscommon Lane, Granger, IN 46530				
<b>Borrower</b>	Jerry Cotton	<b>Inspection Date</b>	11/19/2016	<b>Effective Date</b>	11/28/2016
<b>APN</b>		<b>n #</b>		<b>Order ID</b>	161183927
<b>Company</b>	Tanya Boettcher		<b>Name</b>	Tanya Boettcher	
<b>Phone</b>	574-520-1591	<b>Fax</b>	574-235-4841	<b>Email</b>	tboettcher74@gmail.com
<b>Address</b>	12181 Avon St GRANGER IN 46530		<b>Distance from the Subject</b>		4.0 Miles

### I. General Conditions

<b>Property Type</b>	SFR
<b>Occupancy</b>	Owner
<b># Of Units</b>	1
<b>Data Source</b>	Tax Records
<b>Property Condition</b>	Average
<b>HOA</b>	Yes
<b>HOA Fees</b>	\$175
<b>HOA Assoc. Name</b>	Waterford Green
<b>Land Value</b>	\$93,500
<b>Assessed Value</b>	\$325,900
<b>Annual Property Tax</b>	\$8,442
<b>Annual Appreciation</b>	\$6,700
<b>Phone</b>	(574)243-4506
<b>Fees Include</b>	Greenbelt, Other
<b>Monthly Rental Value</b>	\$1,200



### Subject Description

Subject looks to be well maintained.

### Repairs

Category	Cost	Category	Cost
Exterior Paint	\$	Foundation	\$
Siding / Trim Repair	\$	Fencing	\$
Exterior Doors	\$	Landscaping	\$
Windows	\$	Pool	\$
Garage	\$	Other	\$
Roof / Gutters	\$	Other	\$
Fire Damage	\$	Other	\$

**Total Estimated Exterior Repairs**

\$0

### Subject Condition and Repair Comments

There were no needed repairs noticed at the time of the Drive by Inspection.

### II. Subject Sales and Listing History

<b>Currently Listed?</b>	No	<b>By:</b>	//
<b>List Date</b>	<b>Orig List Price</b>	<b>Current List Price</b>	<b>MLS#</b>
	\$	\$394,900	

### Prior History (36 Month)

Original List Price	Original List Date	DOM	Date Listed	Date Sold	List Price	Sale Price	Notes
					\$	\$	
					\$	\$	
					\$	\$	





### Analysis of Current and Prior Listing History:

The subject has not sold or transferred in the last 3 years. The list price above was put in place due to the system not allowing me to finished the report without the Current List Price in Place. The subject is not currently listed.

III. Neighborhood Market Data				
Location	Suburban	Local Economy is	Stable	Housing Supply is
Number of Listing is		Stable	Normal Marketing Time	Under 3 Months
Total # of Active Listings in the subject's specific MLS district				7
Total # of Sales in the subject's specific MLS district in the past 12 months				30
# of REO Sales in the subject's specific MLS district in the past 12 months				0
# of Boarded Properties on Subject Street				0
# of Rentals on the market in the subject's specific MLS district				0
Predominant Occupancy				Owner
Market for this type of property		Remained Stable		
Market for this type of property REO%		5		
Market for this type of property Short Sale %		0		
Range of Value is this area:		Low: \$274,000	High: \$475,000	
Pride of Ownership		Average		
Does agent feel there will be a Resale Problem?		No		
Reason there will be a Resale Problem:		I do not see there being a Resale Problem.		
Do any environmental issues affect the value of the property?				
Neighborhood Comments				
Well maintained neighborhood conveniently located to Schools, Parks, Shopping, Eateries, The Indiana / Michigan State Line, The 80 /90 Toll Road, State Rd 23 (Highway) and Employment.				
IV. Marketing Strategy				
Value		90-120 Day Value	Repaired Value	30 Day Value
	Suggested List Price	\$394,900	\$394,900	\$391,900
	Probable Sales Price	\$392,900	\$392,900	\$389,900
Comments Regarding Pricing Strategy				
Due to the limited supply of 2 Story Homes, within a 1 mile radius of the subject that with in .25% of the GLA, it was necessary to exceed the recommended search guidelines and use the comps chosen, which are the best available, most recent, closest, and most similar overall to the subject.				
Unique Property Conditions				

The attached Broker Price Opinion (BPO) has been completed outside of The Uniform Standards of Professional Appraisal Practice (USPAP). The BPO is an evaluation tool and is not considered an appraisal of the market value of the property - it is an opinion of the probable sales price. SingleSource completes BPO requests for property listing, REO analysis, loan due diligence, modifications, etc to aid our servicing customers. SingleSource BPO reports are not eligible or appropriate for loan origination purposes.

## V. Current Listings

Listing Comparables	Subject	Listing #1	Listing #2	Listing #3
				
Street Address	15423 Roscommon Lane	52303 Brendon Hills Dr	15455 Brookstone Ct	15262 Durham Way S
City	Granger	Granger	Granger	Granger
State	IN	IN	IN	IN
Zip Code	46530	46530	46530	46530
Miles to Subject		0.45	0.29	0.76
Community Name	Waterford Green at Knollwood	Brendon Hills	Waterford Green at Knollwood	Quail Ridge South
Data Source	Tax Records	MLS	MLS	MLS
MLS Number		201633227	201649616	201631773
Original List Date		7/18/2016	10/26/2016	7/8/2016
Original List Price		395,000	399,900	450,000
Current List Price	394,900	389,000	399,900	399,990
Listing Type		Arms Length	Arms Length	Arms Length
Days On Market		134	34	144
Year Built	1994	1992	1994	1989
Condition	Average	Average	Average	Average
View	Residential	Residential	Residential	Residential
Style/Design	2 Story / Averagee	2 Story / Average	2 Story / Average	2 Story / Average
# of Units	1	1	1	1
Gross Living Area	3,787	3,240	3,194	3,937
Bedrooms	4	4	4	4
Baths/Half Baths	3   1	3   1	2   1	4   1
Basement	Yes	Yes	Yes	Yes
Basement Finished	Full/Finished	Full/Finished	Full/Finished	Full/Finished
Total Room #	8	9	18	14
Garage/Carport	3 Attached	3 Attached	3 Attached	2 Attached
Lot Size	0.86 Acres	0.40 Acres	0.67 Acres	0.44 Acres
Other	Fireplace	Fireplace	Fireplace	Fireplace

### Comments on Listing Comparables





**Listing # 1** Stunning two story brick home in beautiful Brendon Hills, PHM schools! This elegant home offers 4 spacious bedrooms and 3.5 baths. Many new updates include new high end fiberglass wood Andersen windows, skylights, new SS appliances, new furnace, 2 new AC units, new roof, 2 new water heaters, improved insulation of attic and basement, hardwood floors through most of the upper level, beautiful heated tile floors in the kitchen, exquisite Pella fiberglass front door, and many more. Open kitchen with center island and granite countertops offer lots of counter space. The large on suite master has large walk-in closets. All bathrooms have new tile floors, all new bathroom fixtures and is freshly painted. Large spacious deck and screened in porch which is a great place to entertain! Don't miss out on this home, call for a private showing today!!

**Listing # 2** This Waterford Green home has been exceptionally maintained and is in immaculate condition ready for its new owners. With 2/3 of an acre at the end of the cul de sac, this home sits on what must be the largest most private lots in the subdivision. If you want plenty of space and storage in PHM schools, this home has it! At just under 3,200 sq. ft., every room in this home is of a generous size including a main level office with built-ins. With loads of natural light, there are 9-ft. ceilings on the main level, and the large family room and master bedroom have vaulted ceilings. Recent updates include lighting, tile flooring, granite counter tops in the kitchen, all appliances, all new paint, and beautifully updated bathrooms. Schedule your showing You will not be disappointed with the condition of this home and all it offers.

**Listing # 3** Lovely spacious Granger home in Quail Ridge South with prime golf course lot. Spectacular views overlooking Knollwood's hole 7. Great room has abundant natural light with 3 large sliding doors leading out to the spacious deck, cathedral ceilings, gas fireplace with built-ins and custom bar. Open concept with cat walk overlooking foyer and great room. Eat-in kitchen features large island and granite countertops. Large sized screened porch with cathedral ceilings located off kitchen and deck. 1st floor office with built-ins, master bedroom and laundry room complete the first floor. The second floor has three large sized bedrooms with generous closets and 2 full baths (one as a guest suite and a jack and jill). The finished basement features a 2nd gas fireplace, look out

windows, work out area, billiards area, 2nd partial kitchen and full bath. PHM schools. Home warranty included. New garage door, exterior trim and deck freshly painted, new cook top, AC- 2 units new 2007. Seller's to offer an \$8,000 FLOORING ALLOWANCE with acceptable offer.

## VI. Recent Sales

Sale Comparables	Subject	Sale #1	Sale #2	Sale #3
				
Street Address	15423 Roscommon Lane	52530 Woodington Ct	15346 Longford Dr	51700 Bluffside Ct
City	Granger	Granger	Granger	Granger
State	IN	IN	IN	IN
Zip Code	46530	46530	46530	46530
Miles to Subject		0.71	0.33	0.36
Community Name	Waterford Green at Knollwood	Brendon Hills Park	Waterford Green at Knollwood	Quail Valley at Knollwood
Data Source	Tax Records	MLS	MLS	MLS
MLS Number		201611653	201628087	201633793
Original List Price	\$	\$383,500	\$389,900	\$400,000
Original List Date		3/22/2016	6/17/2016	7/19/2016
List Price at Sale	\$	\$383,500	\$389,900	\$400,000
Sale Price	\$	\$379,800	\$380,500	\$393,500
Closing Date		6/6/2016	7/25/2016	8/12/2016
Type of Financing		Conv	Conv	CASH
Type of Sale		Arms Length	Arms Length	Arms Length
Days On Market		76	38	24
Year Built	1994	1992	1994	1991
Condition	Average	Average	Average	Average
View	Residential	Residential	Residential	Residential
Style/Design	2 Story / Averagee	2 Story / Average	2 Story / Average	2 Story / Average
# of Units	1	1	1	1
Gross Living Area	3,787	2,936	3,326	2,948
Bedrooms	4	5	4	4
Baths/Half Baths	3   1	3   1	4   1	2   1
Basement	Yes	Yes	Yes	Yes
Basement Finished	Full/Finished	Full/Finished	Full/Unfinished	Full/Finished
Total Room #	8	14	9	10
Garage/Carport	3 Attached	3 Attached	3 Attached	3 Attached
Lot Size	0.86 Acres	0.51 Acres	0.60 Acres	0.59 Acres
Other	Fireplace	Fireplace	Fireplace, Water Front	Fireplace
Overall Adjustment		-\$1,000	\$1,000	\$2,500
Adjusted Value		\$378,800	\$381,500	\$396,000

### Comments on Sale Comparables

**Sale #1** Adjustments of - \$1,000 for bedroom count was made. Found in desirable Brendon Hills on a large newly relandscaped partially wooded lot, is this spacious 5 bedroom, 3 bath, two story home. There are granite countertops, including the center island and newer stainless steel appliances in the stunning eat in kitchen. The main level features a bonus room along with a spectacular den with a solid oak built in cabinet with shelving. The living room with fireplace, formal dining room, mud room, half bath and laundry room are all on the main level as well. Upstairs you will find, the master bedroom and bath with a Jacuzzi tub, 3 bedroom, and another full bath. Don't miss the lower level with a 5th bedroom, full bath, family room/rec room and plenty of storage. A well maintained deck located just outside the kitchen is perfect for entertaining. This home is conveniently located within 10 minutes of shopping, restaurants, Notre Dame, the hospital and the toll road. Make sure to put this fantastic home on your list to tour.

**Sale #2** Adjustments of - \$1,000 for bedroom count, - \$2,500 for full bath, + \$9,500 for finished basement and - \$5,000 for water front was made. Beautiful home in Waterford green, with a view of the water! This wonderful 4 bed, 4.5 bath home features a first floor office with built in desk and book shelves. Large, open kitchen has a great island with bar, and flows into the living space, with views of the back yard and water. Formal dining features beautiful wainscoting. Hardwood floors throughout lend an airy feel, and lots of windows give plenty of natural light. The second floor houses all bedrooms, with a large master suite, complete with whirlpool tub! Full walk-out basement is just waiting to be finished with personal touches.

Adjustments of + \$2,500 for full bath was made. Classic Traditional Century Builders beauty in prestigious Knollwood! Your own secluded paradise in PHM school district with Blue Ribbon Prairie Vista schools. Gorgeous brickwork, hardwood floors, six-panel hardwood doors, 2-story foyer, crown molding, raised ceilings. Huge gourmet kitchen with lots of built-ins, beautiful granite counters and large island/bar. State of the art stainless steel appliances include induction cooktop, wall oven, microwave, warmer drawer and dual drink door refrigerator. Separate laundry room, washer and dryer stay. Outdoor space is perfect for entertaining and includes a 4 season sun room, two brick patio areas, gas grill, wrought iron fenced area for pets, kids or adults, plenty of space. Master Suite with 2 closets, jacuzzi tub, separate shower dual sinks and plenty of counter space. Huge finished basement plus an extra basement room for an office etc. Newer furnace and air, thermostat is wi fi controlled with remote. Custom Hunter Douglas all-season shades. Cul de sac lot with plenty of parking.



**VII. Subject Photograph Addendum**



**Subject Front**

**Subject Front**



**Subject Street**

**Subject Street**



**Subject Address**

**Subject Address**



**VIII. Current Listings Photograph Addendum**



**Current Listing 1**

52303 Brendon Hills Dr  
Granger, IN 46530  
Orig List Date: 7/18/2016  
List Price: \$389,000  
Sq. Ft.: 3,240  
Miles to Subject 0.45



**Current Listing 2**

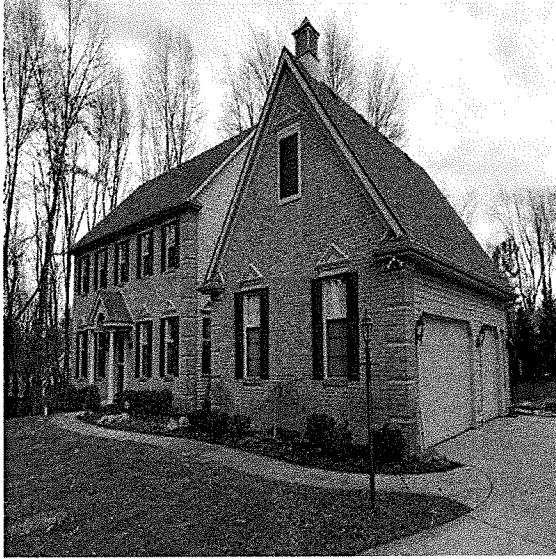
15455 Brookstone Ct  
Granger, IN 46530  
Orig List Date: 10/26/2016  
List Price: \$399,900  
Sq. Ft.: 3,194  
Miles to Subject 0.29



**Current Listing 3**

15262 Durham Way S  
Granger, IN 46530  
Orig List Date: 7/8/2016  
List Price: \$399,990  
Sq. Ft.: 3,937  
Miles to Subject 0.76

**IX. Recent Sales Photograph Addendum**



**Recent Sale 1**

52530 Woodington Ct  
Granger, IN 46530  
Closing Date: 6/6/2016  
Sale Price: \$379,800  
Sq. Ft.: 2,936  
Miles to Subject 0.71



**Recent Sale 2**

15346 Longford Dr  
Granger, IN 46530  
Closing Date: 7/25/2016  
Sale Price: \$380,500  
Sq. Ft.: 3,326  
Miles to Subject 0.33



**Recent Sale 3**

51700 Bluffside Ct  
Granger, IN 46530  
Closing Date: 8/12/2016  
Sale Price: \$393,500  
Sq. Ft.: 2,948  
Miles to Subject 0.36

**XI. Map**

